

# ECONOMIC DEVELOPMENT COMMITTEE

## MONTHLY REPORT 3/24/2022



## Economic & Community Development Agency

Presented by Barbi Brewer-Watson, Executive Director





# BOUNCE BACK BUSINESS

**\$204,436.92**

66

*Applications  
Completed &  
Awarded*

0

*Applications in  
Process*

2

*Applications  
received since  
last report*

# New Business Licenses

**FY 2021-22**



- *Sacred Sculpt Studios LLC*
- *We Make You Bake*
- *Electric Lady Lounge*
- *Fade Master*
- *Beggar's Pizza (In Gas n Wash)*
- *Moe's Baddie Boutique (HB)*
- *Nexus Indian Oaks Family Healing*
- *Tresses Aller Cosmetology*
- *State Farm Insurance*
- *One Neighbor at a Time*
- *Mary's Little Lambs*
- *Crowns of Glory (HB)*
- *Enns Renovation (HB)*
- *Urban Beauty Hub (HB)*
- *WingStop*
- *Kara Evans Photography*
- *Duane Dean Behavioral Health Lab*
- *SmartWash*
- *Pink Collections LLC (HB)*
- *K3 Valley Kards LLC (HB)*
- *Uncensored Art Studio (HB)*
- *Kensing Solutions LLC*
- *Priority Entertainment*
- *Luxe Essentials (HB)*
- *The Color Lounge*
- *High Vibes on High Times*
- *Ka-Jola (HB)*
- *Faber Digital LLC (HB)*
- *Midwestern Medical Marketing (2)*
- *One Touch Cuts*
- *Melody Vilt Travel (HB)*
- *The Lucky Dragon Tattoo Co.*
- *2 Infiniti*
- *Thrive Integrative Center*
- *T's Family Enterprise LLC*
- *AK Studios*
- *Babylon Industries LLC (HB)*
- *Addicted Studios Salon*



# New Business Licenses

FY 2021-22

- *AG Guastalli (HB)*
- *Saditty Essentials (HB)*
- *ReMax Prestige Homes*
- *Pathfinder Business Services*
- *CC's DeClutter and Design (HB)*
- *Witty Little Things LLC (HB)*
- *Bits of Bliss (HB)*







## **RETENTION REPORT**

### ***NLC CIE COMMITMENT***

Committing for a second year to NLC's City Innovations Ecosystem. Kankakee is committing to reform Hispanic Business engagement. Consulting agency is Prospera.

[www.prospera.org](http://www.prospera.org)

### ***PANDEMIC RESPONSE SURVEY***

Beginning in March, ECDA will begin visiting business with a brief survey to obtain for the pandemics impacts and what is needed for continued pandemic recovery.

### ***EASTSIDE SPECIAL SERVICE #5***

Preliminary work is being done to re-establish a non-profit organization to manage the East Court St. Special Service #5. This NPO would behave similarly to the downtown Kankakee Development Corporation for Special Service Area #1





# **ATTRACTION REPORT**

## ***BUSINESS INCUBATOR COMMITTEE***

Regular meetings continue (3/15/22 last meeting) for the development of the Business Incubator. Sub-committees meetings are focusing on: Planning & Events, BIPOC Outreach, Facilities Management & Finance.

## ***MARKETING***

Finishing touches being made to the developer prospectus. ECDA website undergoing major review to improve ease of access to information.

## ***DEVELOPMENT INQUIRIES***

Since February 2022 report 6 new inquiries:

- 1 - Riverstone - Travel Center
- 4 - Downtown - Office & Retail
- 1 - Riverfront - Used Car Sales





# UNEMPLOYMENT DATA

February/January '22

<https://ides.illinois.gov/resources/labor-market-information/laus/current-monthly-unemployment-rates.html>



3.8%



5%



6.8%



10.1%



## ***Priority projects include:***

- *Updating database.*
- *Updating the visitors guide. The guide is on schedule for release January.*
- *Updating the retail store inventory. The future Project Catalyst office will include 640 sq. ft. of retail space.*
- *Planning spring launch of marketing initiatives.*
- *Acclimating the team to the travel & tourism industry.*

*Board of Director meetings are the 3rd Wednesday of each month at 4pm and are held in the Economic Alliance of Kankakee County board room.*

*Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.*



**CVB City Representative  
Alderman Dave Baron**



***Kankakee Riverfront Society Priority projects include:***

- *Creating donor materials to begin fundraising*
- *Creating and Building a website*
- *Ambassador working on event schedule*
- *Currents swag is for sale*
- *Hosted public meetings on final design in Feb.*

*Board of Director meetings are the 2nd Tuesday of each month at 11am and are held at different locations throughout Kankakee.*

*Executive Committee meetings are the 2nd Wednesday of each month at 9:30am and are held in the CVB board room.*



**KRS City Representative  
Alderman Mike Cobbs**



# 2021 Q4 REPORT

## Priorities:

- Workforce - Unemployment
- Housing
  - Lengthy discussion on incentivizing new construction in the region.
- State Back 2 Business Recovery Grant - 12 Kankakee Businesses Awarded total - \$300k
- 2022 Q2 Meeting & Report 04/14 7:30AM

*To read more click on the link below.*

<https://www.kankakeecountyed.org/wp-content/uploads/Q3-2021-EAKC-Board-Report.pdf>



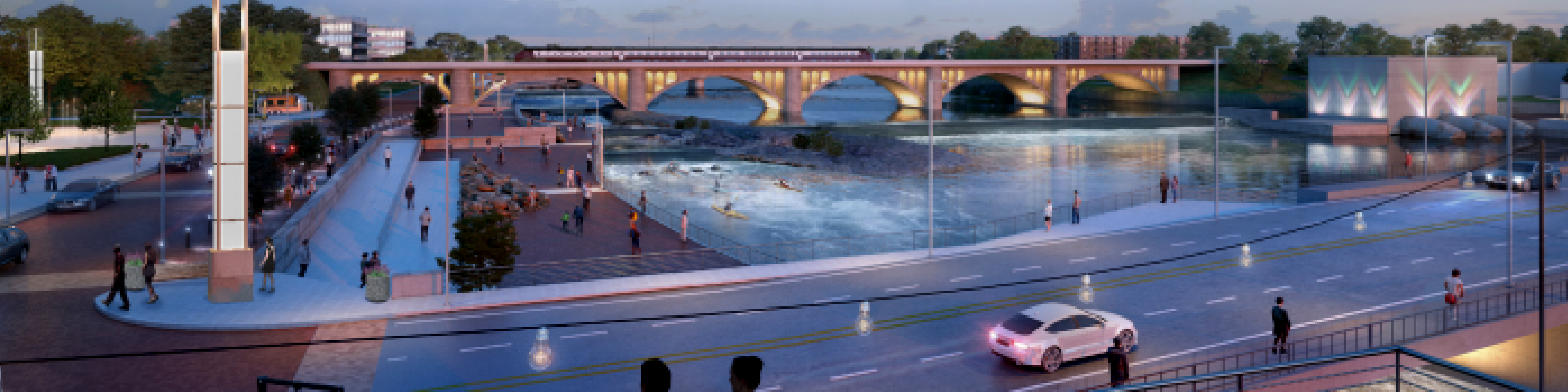


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**IF WE LEARN ANYTHING  
FROM THE HISTORY OF  
ECONOMIC DEVELOPMENT,  
IT IS THAT CULTURE MAKES  
ALL THE DIFFERENCE**

*- DAVID LANDES*





# PROJECT UPDATES



# RIVERSTONE

## DEVELOPMENT ZONE

- **PROJECT ICING** - Submitting New Site Plain - Break Ground 2022
- **CRESCO LAB EXPANSION** - Parking & Workforce Phase I
- **4 parcels** purchased by an investor; still awaiting to hear plans
- **PROJECT VENTURE** - New inquiry for multi-parcel travel center & retail. In contract negotiation for parcels.
- **CONVENTION CENTER** - Actively working to engage owner and seize control of parcel







# EAST COURT STREET

## DEVELOPMENT ZONE

- **RICKY ROCKETS** - Submitting New Site Plans
- **GT EXRESS** - acquisition & planning; encouraged hotel feasibility study
- **INLAND PLASTICS** - expansion finishing construction
- **MEGA GREENSOLUTIONS** - pre-design and engineering for rehab
- **AMAR MARKET**- engineering review
- **EASTSIDE BUSINESS COUNCIL** - planning & reinstating
- **RFP** - 1225 E. Court St. needs final review and launch date





# SHOPPES OF MEADOWVIEW

## DEVELOPMENT ZONE

- *The Shoppes of Meadowview are currently listed with Marcus & Millichap see listing at <https://www.marcusmillichap.com/properties/74222/the-shoppes-at-meadowview-value-add-opportunity>*





# WEST COURT STREET DEVELOPMENT ZONE

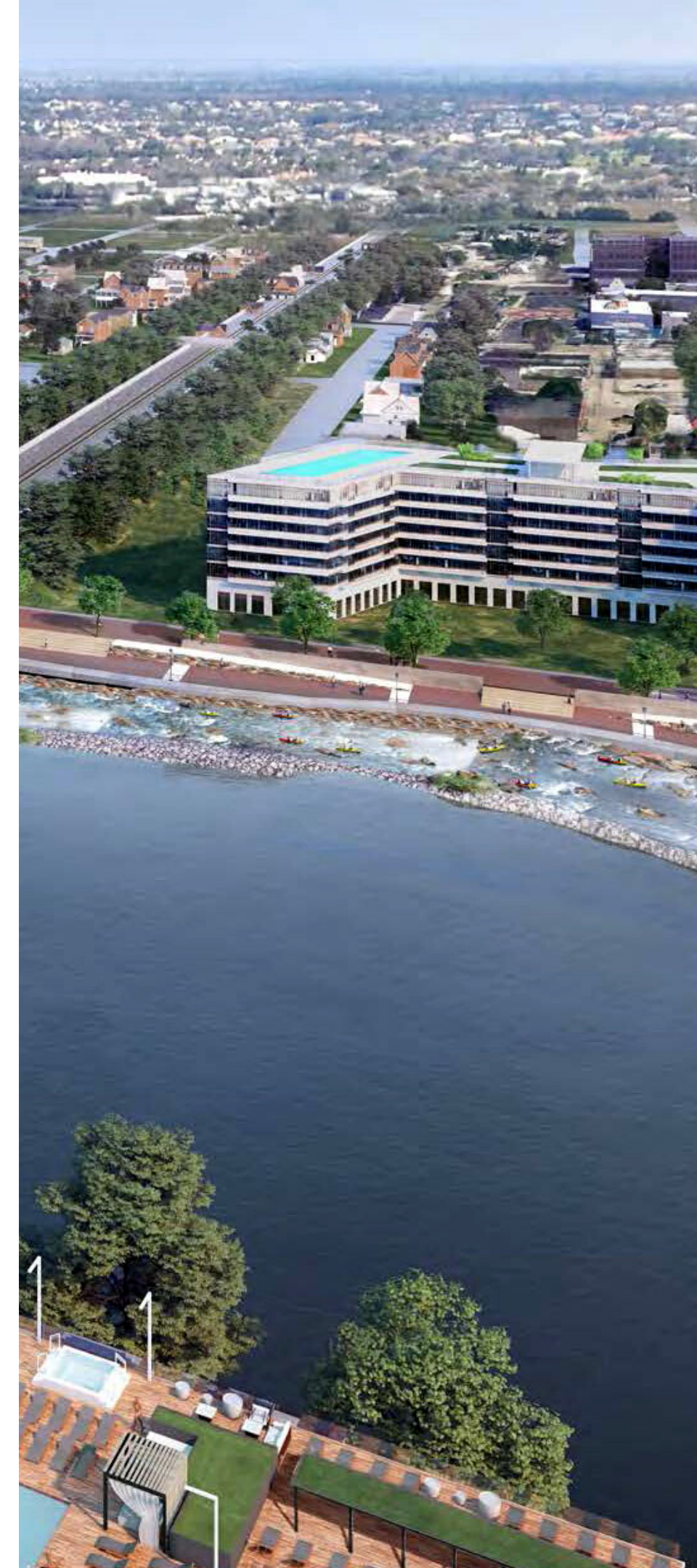
- SMARTWASH - opened 1/8/22



# RIVERFRONT DEVELOPMENT ZONE



- **EAST RIVERWALK** - Designs Completed by May '22 then permitting
- **CLOCKTOWER** - RDA in negotiations
- **WEST RIVERWALK** - Property Acquisition Phase; State Grant hold-up
- **KNACK BREWERY & FERMENTATIONS** - waiting for State license to open
- **545 S. WASHINGTON** - rehabbing building
- **555 S. WEST** - new owners & early planning stages for rehab
- **PROJECT VATICAN** - closing construction costs & breaking ground 2022
- **PROJECT 880** - in rehab





# DOWNTOWN DEVELOPMENT ZONE



- **PROJECT CATALYST** - beginning demo work; applied for IL DCEO grant to assist with construction costs
- **CM BEAUTY**- site review completed. beginning rehab Spring '22
- **ESU & CODE** - moved into new location and operating
- **RIVER VALLEY METRO** - construction continues, opening Summer '22
- **PROJECT ENGINE**- RDA adopted December '21
- **239 E. COURT**- undergoing rehab, opening new restaurant Spring '22

# **BUILDING, PLANNING & COMPLIANCE COMMITTEE**

## **PRIORITY COMMERCIAL PROPERTIES**

- **JAFFE DRUG on Court**
- **RIVERSTONE CONVENTION CENTER**
- **SOUTHWEST corner of Court St. & Schuyler Ave.**
- **BOWLING ALLEY on Court**
- **400 N Block of 5th Ave**
- **816 S. Schuyler Ave.**



# ECDA: 2022 ED STRATEGIC WORK

## RECOVERY

- Bounce Back
- Connections to Resources
- Provide Education

## IMPROVE

- Consistent Retention Visits
- Consistent Attraction Efforts
- Survey
- Property Management

## REFINE

- Marketing Materials
- Messaging platforms and styles
- Brand Management

## OPTIMIZE

- Time Management
- Reporting Meaningful data
- Use of interns

## TRAIN

- Attend virtual conferences
- Apply for training opportunities
- Obtain industry certifications



# KEEP IN MIND



AGING and OBSOLETE  
Infrastructure



RACIAL and ECONOMIC  
Disparities



SWIFTLY CHANGING  
Technology



MOBILITY



DIVERSE and AGING  
Population